

APPROVED DEVELOPMENT CONDITIONS

FDP 2013-SU-010

February 5, 2014

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2013-SU-010, located at 13865 Walney Park Drive, and consisting of 3.7 acres, more specifically described as Tax Map 44-4 ((1)) 18, for seven single-family detached dwellings, pursuant to Sect. 6-100 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Final Development Plan is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Conceptual/Final Development Plan entitled "Jennell Property," consisting of 10 sheets, prepared by Charles P. Johnson & Associates, Incorporated, dated April 29, 2013, and revised through January 31, 2014, and these conditions.
2. If the Virginia Department of Transportation does not approve the proposed 30-foot cul-de-sac modification at the time of site plan review, the cul-de-sac may be enlarged to a radius of 45 feet without the need for an amendment to the Final Development Plan.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.